



REGULAR MEETING OF THE SAN MARCOS PLANNING AND ZONING COMMISSION

Tuesday, July 10, 2012, 6:00 p.m.
City Council Chambers
630 E. Hopkins Street

*Bill Taylor, Chair
Curtis Seebeck, Vice-Chair
Randy Bryan, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner
Kenneth Ehlers, Commissioner
Carter Morris, Commissioner
Bucky Couch, Commissioner
Corey Carothers, Commissioner*

AGENDA

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Chairperson's Opening Remarks.**
- 4. NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*
- 5. 30 Minute Citizen Comment Period.**
- 6. Presentation on Subdivision Process**

CONSENT AGENDA:

- 7. Consider the approval of the minutes from the Regular Meeting on June 26, 2012.**
- 8. PC-11-28(03) (Royal Subdivision Phase 2)** Consider a request by Byrn & Associates, Inc. on behalf of Logan Ridge, L.L.C. for approval of a Final Plat for approximately 3.65 acres, more or less out of the J. M. Veramendi Survey No. 2, Abstract 17, City of San Marcos, Hays County located at 1651 Post Road.

PUBLIC HEARINGS:

- 9. CUP-12-22 (Bobcat Nation Sports Bar & Grill)** Hold a public hearing and consider a request by Brandon Stone, on behalf of Bobcat Nation Sports Bar & Grill, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 700 N. LBJ Drive, Suite 109.
- 10. CUP-12-23 (Cody's Bistro and Lounge)** Hold a public hearing and consider a request by #3 BPCC, Inc., on behalf of Cody's Bistro and Lounge, for a new Conditional Use Permit to allow the sale for on-premise consumption of mixed beverages at 690 Centerpoint Road, Suite 209.

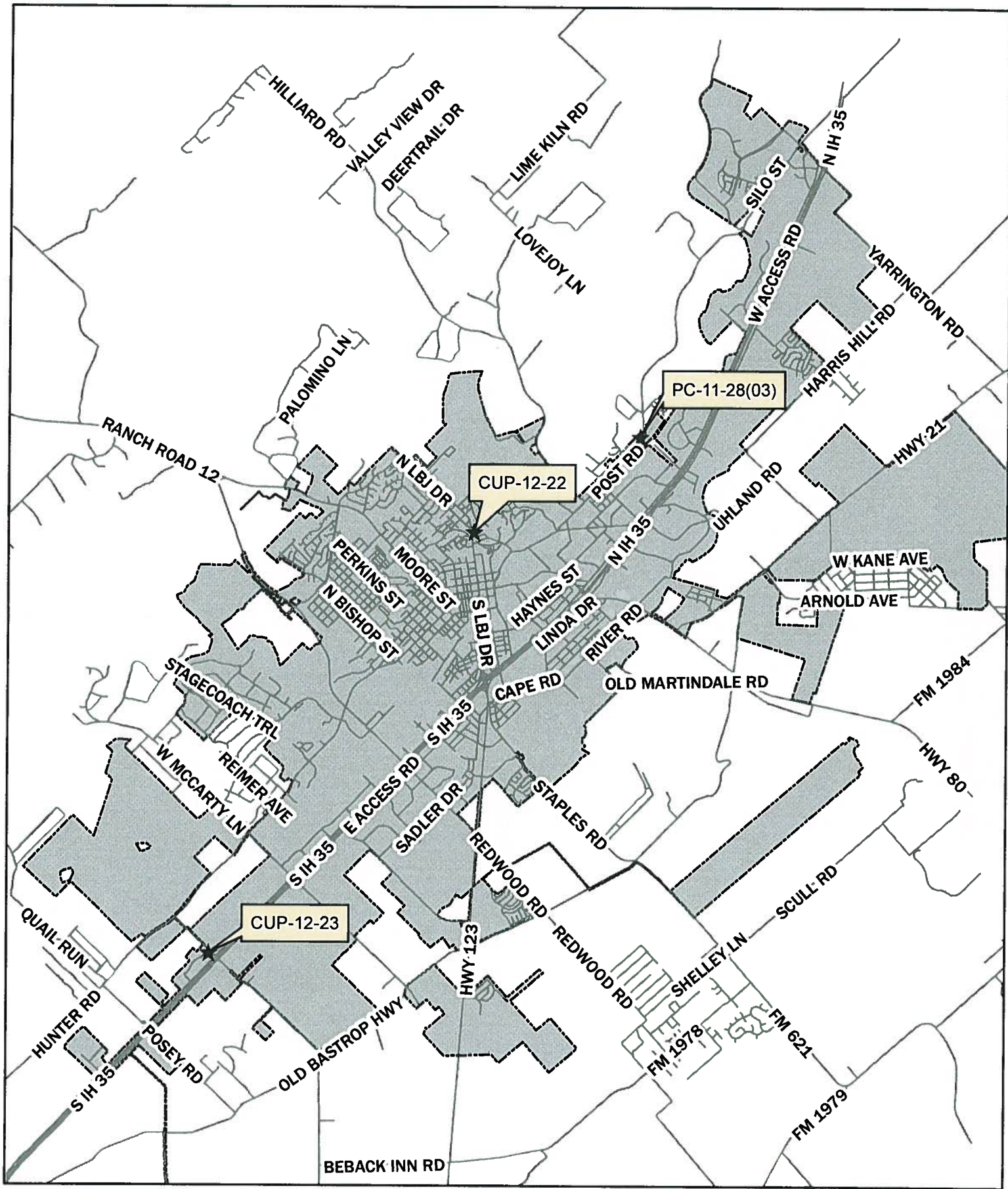
11. Development Services Report

- a. Update from staff on the Comprehensive Plan

12. "Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on this agenda.*"

13. Adjourn.

Notice of Assistance at the Public Meetings: The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.



**Planning and Zoning
Commission Meeting
July 10, 2012
Location Map**

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
June 26, 2012**

1. Present

Commissioners:

Curtis Seebeck, Vice Chair
Bucky Couch
Carter Morris
Chris Wood
Kenneth Ehlers
Corey Carothers

City Staff:

Matthew Lewis, Development Services Director
Sam Aguirre, Assistant City Attorney
Francis Serna, Recording Secretary
Alison Brake, Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Vice Chair Seebeck at 6:00 p.m. on Tuesday June 26, 2012, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Vice Chair Seebeck welcomed audience and viewers.

4. NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

5. 30 Minute Citizen Comment Period

There were no citizen comments.

Consent Agenda:

6. Consider the approval of the minutes from the Regular Meeting on June 12, 2012.

7. PC-12-12(02) (Hillside Ranch Ph. 2) Consider a request by Ramsey Engineering, LLC on behalf of Daniel C. Anderson for approval of a Preliminary Plat for approximately 10.925 acres more or less out of the Thomas J. Chambers Survey, Tract 179 located at 1410 North LBJ Drive.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Carothers, the Commission approved on consent minutes from the Regular Meeting on June 12, 2012 and PC-12-12(02) (Hillside Ranch Ph. 2). The motion carried unanimously.

Public Hearing:

8. CUP-12-21 (Pluckers Wing Bar) Hold a public hearing and consider a request by Sean Greenberg, on behalf of Pluckers Wing Bar, for renewal of a Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 105 N. IH 35.

Vice Chair Seebeck opened the public hearing. Mr. Patel, 811 S. Guadalupe, Manager of the hotel next to Pluckers explained that at the last two meetings they had several noise issues. He said after the last meeting a year ago they have not had any issues. Mr. Patel added that Pluckers is working with them to maintain the noise.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood, the Commission voted six (6) for and none (0) against to approve CUP-12-21 The CUP be valid for the life of the State TABC license, provided standards are met, subject to the point system, live music be played no later than 10:30 PM Sunday through Wednesday, 11:00 PM on Thursday and midnight on Friday and Saturday; and the applicant complies with the noise standards as they exist or as amended. The motion carried unanimously.

Non Consent:

9. PDD-11-03(a) (Blanco Vista) Consider a text amendment to the existing Blanco Vista PDD overlay district for approximately 432.5 acre part of the William Ward Survey No. 3, and the J.W. William Survey and part of the Blanco Vista Subdivision (except Blanco Vista Phase 1-2, Sections 1,2 and Infrastructure and Blanco Vista Tract Section A and School Tract, Blanco Vista, Tract C, Section A, and Trail Ridge Pass Church Subdivision), located at the intersection of Blanco Vista Boulevard and Trail Ridge Pass.

MOTION: Upon a motion made by Commissioner Wood and a second by Commission Ehlers, the Commission voted six (6) for and none (0) against to approve PDD-11-03(a). The motion carried unanimously.

10. Development Services Report

a. Update from staff on Comprehensive Plan

Matthew Lewis gave an update on the Comp Plan and invited them to the June 27th Joint Comp Plan/ Steering Committee meeting to be held at the Activity Center from 5:30-8:30.

11. "Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on this agenda."*

There were no questions from the press and public.

12. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 6:12 p.m. on Tuesday, June 26, 2012.

Curtis Seebeck, Vice Chair

Chris Wood, Commissioner

Corey Carothers, Commissioner

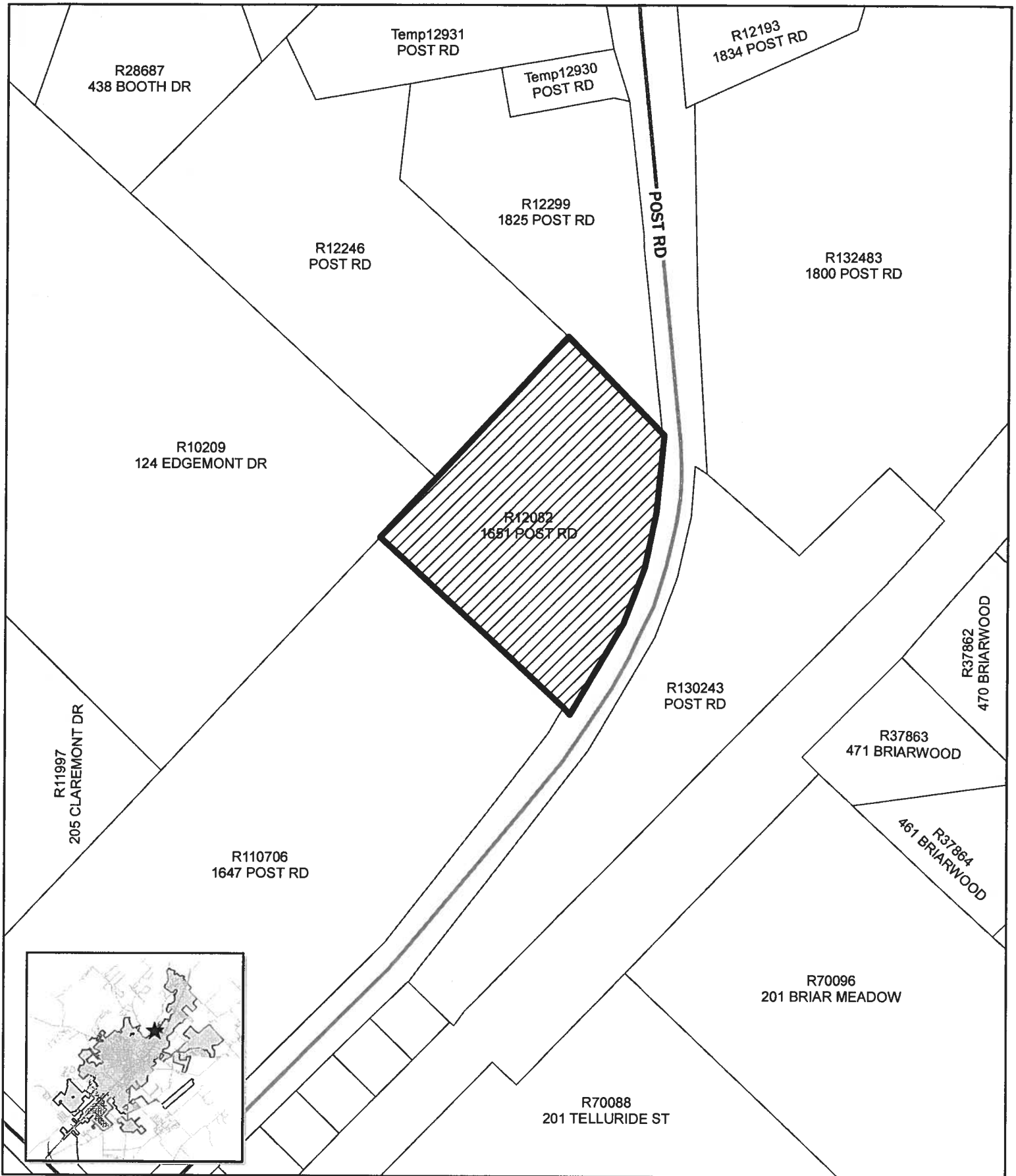
Carter Morris, Commissioner

Bucky Couch, Commissioner

Kenneth Ehlers, Commissioner

ATTEST:

Francis Serna, Recording Secretary



PC-11-28(03)

Royal Subdivision Phase 2

Map Date: 04-17-12

•  Site Location •

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.

0 100 200 400
Feet



PC-11-28(03) Final Plat, Royal Subdivision, Phase 2



Applicant Information:

Applicant: Logan Ridge, L.L.C.
55 Ambassador Bend
The Woodlands, TX 77382

Agent: David C. Williamson, R.P.L.S
Byrn & Associates, Inc.
P.O. Box 1433
San Marcos, TX 78667

Property Owner: Logan Ridge, L.L.C.
55 Ambassador Bend
The Woodlands, TX 77382

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Royal Subdivision Phase 2

Subject Property:

Location: The subject property is located in the northwest quadrant of the City of San Marcos at the edge of the City Limits. The property address is 1651 Post Road.

Traffic / Transportation: This property has 493 +/- feet of frontage on Post Road; which is designated a major arterial by San Marcos Transportation Master Plan. The property owner is dedicating 20 feet of R-O-W along Post Road as well as dedicating 60 feet of R-O-W and constructing Millennium Way.

Utility Capacity: Water, wastewater, and electric service to this site will be provided by the City of San Marcos.

Land Use Compatibility: Surrounding land uses are primarily multi-family and undeveloped property.

Surrounding Zoning and Land use:

Proximity	Current Zoning	Existing Land Use
N of Property	None, Outside City & MF-18, Multi-Family	Undeveloped & Multi-Family
S of Property	MF-18, Multi-Family	Multi-Family
E of Property	MF-24, Multi-Family	Undeveloped
W of Property	None, Outside City	Undeveloped

Zoning: MF-18, Multi-Family Residential (Max 18 units per acre)

Planning Department Analysis:

This parcel is the 3.6 +/- acre "remainder tract" of a 15.3 +/- acre parent tract that was platted in July 2003 as Lot 1 Royal Subdivision. This consisted of an 11.2 +/- acre one lot subdivision and this remainder tract. A preliminary plat for this parcel was approved by the Commission on August 9, 2011.

The final plat is subject to all requirements of the Land Development Code and has been reviewed for consistency with existing City Ordinances and policies. The developer of this property will pay fee in lieu of parkland dedication in the amount of \$13,566.00, which was approved by the Parks and Recreation Department on March 14, 2012. The Traffic Impact Analysis (TIA) was approved with the preliminary plat in 2011 and there are no substantial changes to the final plat that would warrant a new TIA to be submitted.

The City of San Marcos Development Services Department has:

- Approved the Watershed Protection Plan Phase 2 and the Public Improvement Construction Plans.

Staff is recommending **approval** of this final plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Subdivision Preliminary Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared by:

Alison Brake

Planner

7/5/2012

Name

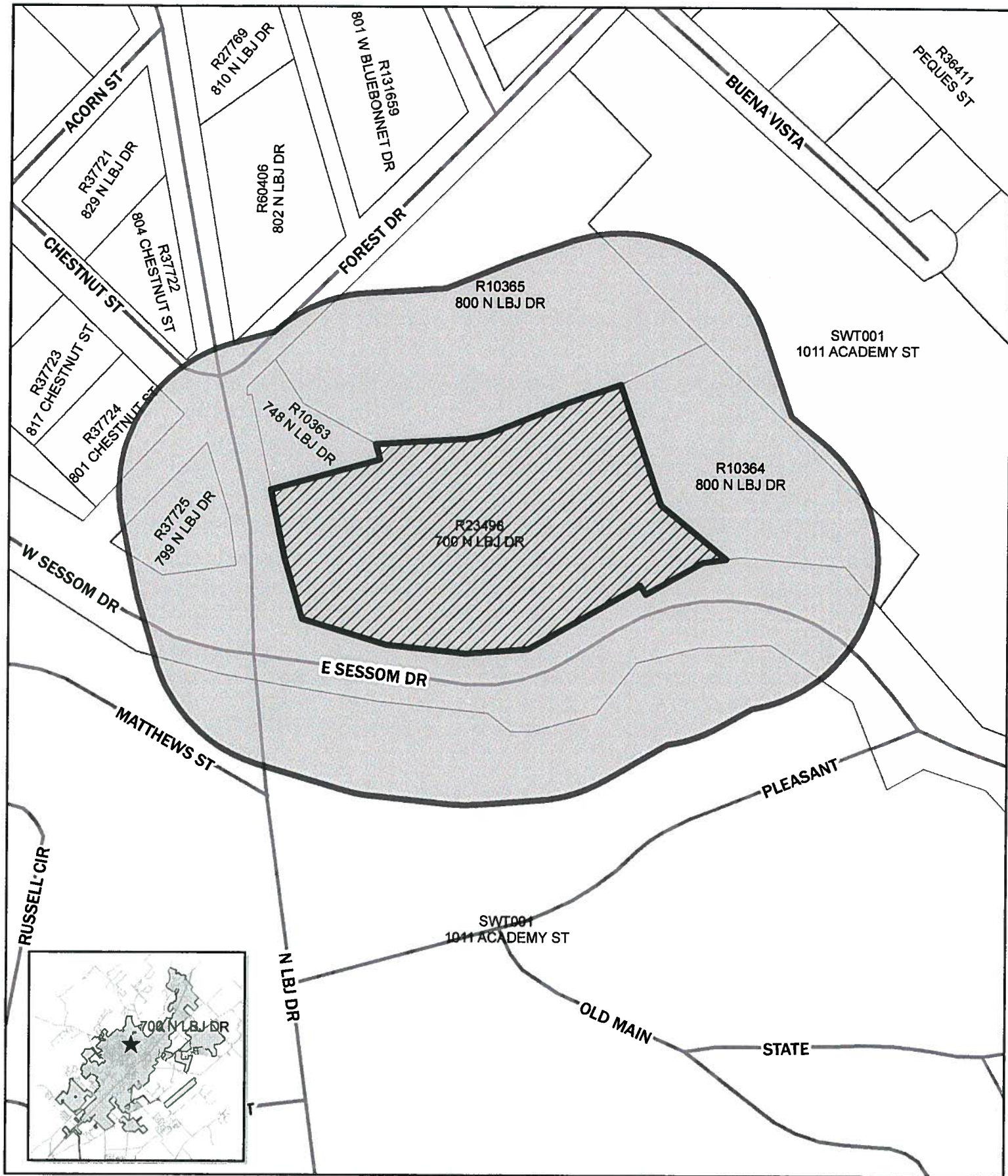
Title

Date



2. SIDEWALKS, IN COMPLIANCE WITH THE CITY OF SAN MARCOS' LAND DEVELOPMENT CODE, WILL BE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AT THE TIME OF DEVELOPMENT.

CLIENT: TUCKER MACH DEVELOPMENT, LLC
DATE: NOVEMBER 18, 2011
OFFICE: BRYANT
CREW: K. SMITH, C. SMITH, HADEN, LOZANO
FB/PG: 704/29
PLAT NO. 28541-11-3-c



CUP-12-22

Bobcat Nation

700 N LBJ Dr

Map Date: 06/16/12



Notification Buffer
(200 feet)



Site Location

This map was created by Development Services
for reference purposes only. No warranty is made
concerning the map's accuracy or completeness.



CUP-12-22

Conditional Use Permit

Bobcat Nation Sports Bar and Grill

700 N. LBJ Dr. Suite 109



Applicant Information:

Applicant: 3BC LLC

Mailing Address: 725 Viola St.
San Marcos, TX 78666

Property Owner: Hjorting Family Trust
2101 South IH 35 Suite 220
Austin, TX 78741

Applicant Request: A Conditional Use Permit (CUP) to allow the on-premise consumption of mixed beverages.

Public Hearing Notice: Public hearing notification was mailed on June 28, 2012.

Response: None as of July 5, 2012

Subject Property:

Expiration Date: New Request

Location: 700 N. LBJ Dr. Suite 109

Legal Description: Lot 1, Center at San Marcos

Frontage On: N. LBJ and Sessom

Neighborhood: N/A

Existing Zoning: "CC" – Community Commercial

Sector: Sector 3

Utilities: Adequate

Existing Use of Property: Retail Center, suite is vacant.

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	MF-18	Multi-family residential
S of property	P	Texas State University
E of property	P	Treehouse Apartments
W of property	GC	Commercial

Code Requirements:

A Conditional Use Permit (CUP) allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located in a low density residential zoning district. This location **does** meet the distance requirements. This location is outside the Central Business Area (CBA) and is not subject to the additional requirements in the CBA.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2).

Case Summary

Bobcat Nation Sports Bar and Grill is a new business moving into the Center at San Marcos shopping center which is located in a Community Commercial Zoning District just north of Texas State University at the corner of N. LBJ and Sessom Dr. The center is a multi-tenant commercial use with high density multi-family being located on the north and east side of the property. Bobcat Nation is a proposed restaurant and will be located in a 2700 square foot vacant space within the shopping center. The applicant has proposed 60 indoor fixed seats with an additional 16 outside. The facility has a current proposed occupancy load of 121 persons. There are 97 off street spaces provided in the center according to the applicant and parking standards will be met. The hours of operation will be from 11 AM – 2 AM and no live music is proposed. Since this is a new request for a CUP, the applicant provided a copy of the State TABC license application. The CUP will not be signed by the Director until a copy of the final approved TABC License is provided. Other uses within this shopping center include the College Bookstore, Zen's Pizza, Burn Hookah Lounge, Den Bar, Mocha's and Java's, Rose Garden and Dos Gatos.

Comments from Other Departments:

Staff received comments from inspections regarding a sprinkler system which is required when the maximum occupancy load exceeds 100 or more persons. This use will likely trigger the need for a sprinkler system as the current proposed occupancy load is 121 persons. The applicant must meet the sprinkler requirement if the occupancy load remains over 100 persons.

Environmental Health noted that the applicant should provide plans for required facilities to meet all Environmental Health requirements in order to receive a food permit.

Planning Department Analysis:

This site is located within an existing retail shopping center and meets the requirements of the land development code. Staff believes that the location of this restaurant with alcohol service meets the intent of the zoning ordinance and future land use established for the site. The applicant has informed staff that he does not intend to provide live music and that he may include some televisions on the porch area. Staff does not believe that there will be any significant noise issues regarding this use and the nature of the uses surrounding it. No single family uses are located nearby and there is a sufficient buffer between this retail use and the surrounding apartment complexes. Based on these findings, staff believes approval for 1 year would be acceptable with the following conditions.

In order to monitor new permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is that they be approved initially for a limited time period. Other new conditional use permits have been approved as follows:

- Initial approval for 1 year;
- Renewal for 3 years;
- Final approval for the life of the State TABC license, provided standards are met.

Considering this is a new CUP application for a new restaurant, staff recommends that the Planning and Zoning Commission grant an initial 1 year approval based on the above standards that are typically followed for alcohol CUPs. Staff recommends approval with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system;
2. The permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director;
3. The permit shall not become effective until a Certificate of Occupancy is received;
4. Sprinkler coverage must be provided if occupancy load exceeds 100 or more people per 2009 International Building Code, Section 903.2.1.2;
5. All Environmental Health permitting requirements must be met; and
6. No live music shall be allowed on the property at any time.

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- is consistent with the policies of the Master Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in the neighborhood.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.

Prepared by:

John Stanley

Planner

7/2/12

Name**Title****Date**

FLOOR PLAN



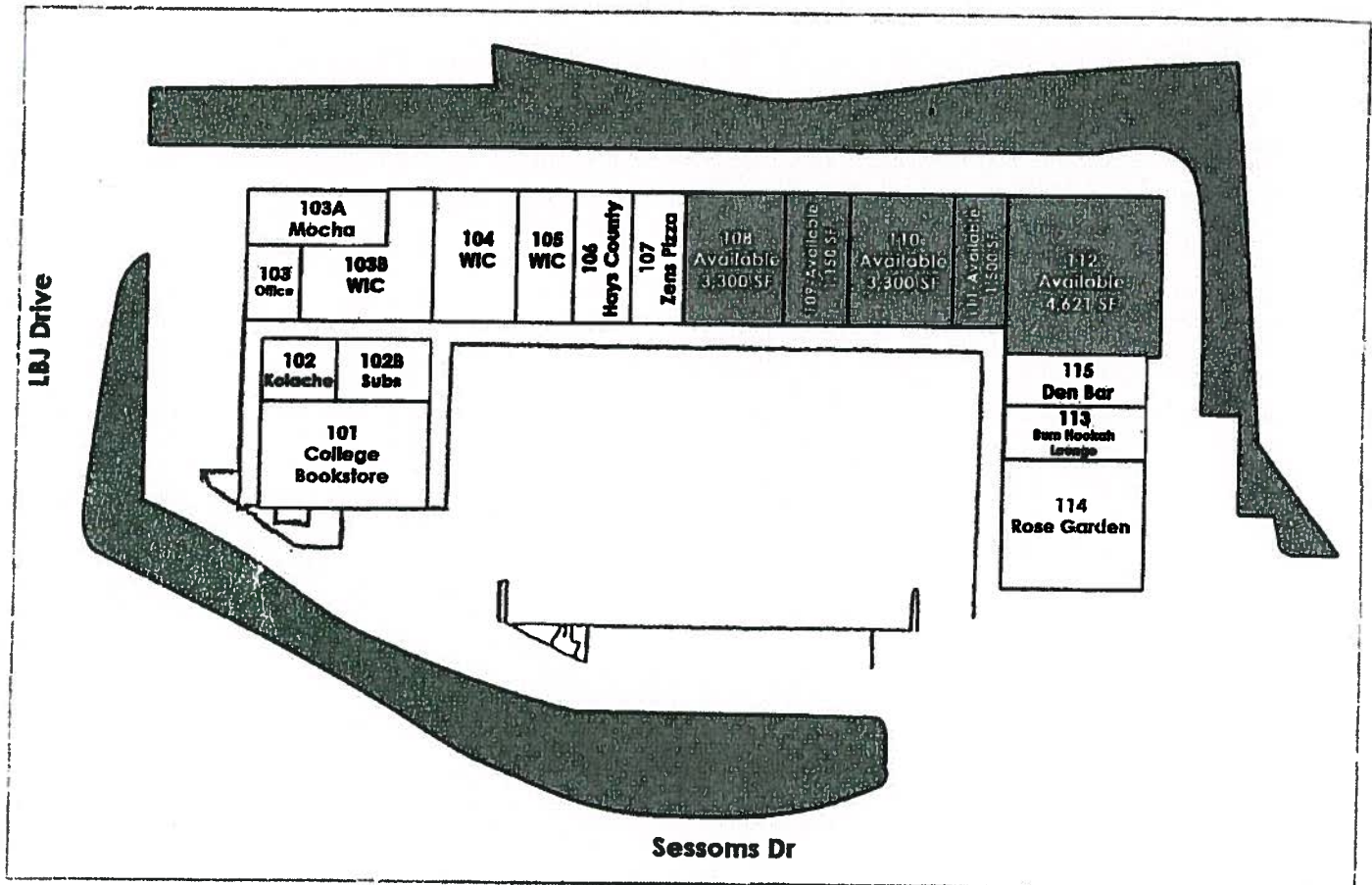
DATE: JUN.05.2012
SCALE: 1"= 1/8"

BOBCAT NATION BAR & GRILL
SUITE 109
700 N. LBN
SAN MARCOS, TEXAS 78666

[illegible]

SAN MARCOS CENTER

700 NORTH LBJ DR - SAN MARCOS, TX 78666
NEQ OF N SESSOM DR & N LBJ



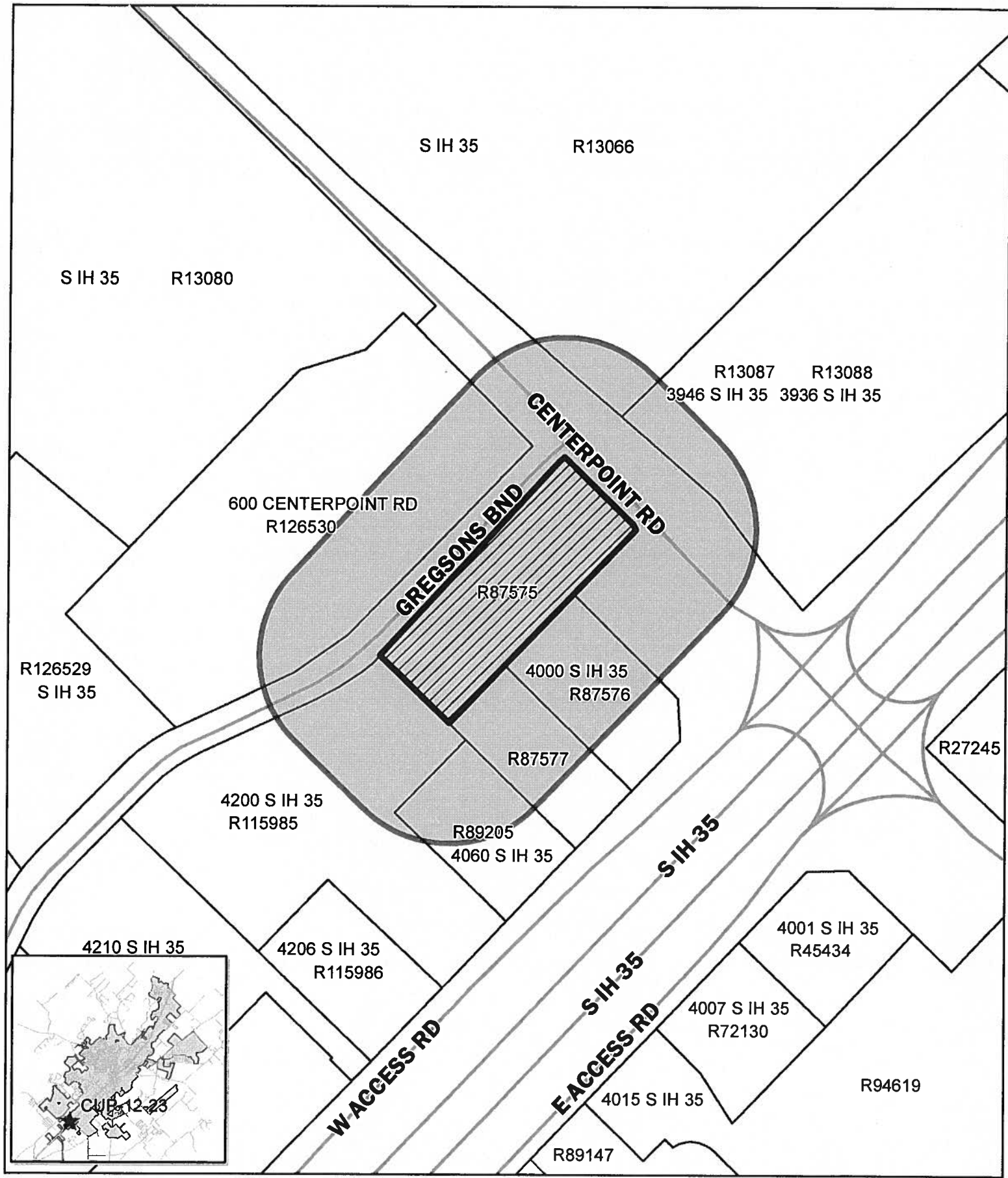
Chris Ewen
chris@retailsolutions.us
512.474.5557

Hoff
retailsolutions.us
512.474.5557



solutions


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CUP-12-23

Cody's Bistro and Lounge

Map Date: 6/25/12

 Notification Buffer (200 feet)

 Site Location

 Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



0 90 180 360
Feet

CUP-12-23

Conditional Use Permit

Cody's Bistro & Lounge

690 Centerpoint Road, Suite 209



Applicant Information:

Applicant: #3 BPCC, Inc. (Cody's Bistro & Lounge)

Mailing Address: 203 Sierra Ridge
San Marcos, TX 78666

Property Owner: #1 Blessed Royalty, Inc.
690 Centerpoint Rd., Suite 205
San Marcos, TX 78666

Applicant Request: A Conditional Use Permit (CUP) to allow the on-premise consumption of mixed beverages.

Public Hearing Notice: Public hearing notification was mailed on June 29, 2012.

Response: None as of July 5, 2012

Subject Property:

Expiration Date: N/A – new CUP request

Location: 690 Centerpoint Road, Suite 209

Legal Description: Sac N Pac Stores, Lot 1, Acres 1.78

Frontage On: Centerpoint

Neighborhood: None

Existing Zoning: "GC" – General Commercial

Sector: Sector 4

Utilities: Adequate

Existing Use of Property: Restaurant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	GC	Commercial
S of property	GC	Commercial
E of property	GC	Commercial
W of property	GC	Commercial

Code Requirements:

A Conditional Use Permit (CUP) allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses. Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located in a low density residential zoning district. This location **does** meet the distance requirements. This location is outside the Central Business Area (CBA) and is not subject to the additional requirements in the CBA.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2).

Case Summary

Cody's Bistro and Lounge is a new business moving into the space where Craig's Pizzeria had been housed, located in the shopping center across the highway from the San Marcos Outlet Malls. The applicant has recently purchased this shopping center and is proposing to convert the existing restaurant site into a bistro and lounge. The applicant is proposing to serve a light lunch menu and appetizers during the lunch hour and appetizers for the evening hours. The gross floor area is approximately 2,396 square feet and the parking meets the requirements of the Land Development Code. The hours of operations proposed are Monday through Friday from 11 a.m. to 11:30 p.m. and Saturday from 11:00 a.m. to midnight with no live entertainment proposed. The applicant will be applying for their TABC mixed beverage license upon approval of the Conditional Use Permit and is planning on opening for business in late September or early October after making the necessary interior changes.

Comments from Other Departments:

Police, Building, Engineering, and Code Enforcement have not reported major concerns regarding the subject property. The Department of Environmental Health stated that the applicant will need to meet all Environmental Health requirements in order to receive a food permit.

Planning Department Analysis:

In order to monitor new permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is that they be approved initially for a limited time period. Other new conditional use permits have been approved as follows:

- Initial approval for 1 year;
- Renewal for 3 years;
- Final approval for the life of the State TABC license, provided standards are met.

As this is a new business, staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following conditions:

- 1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system;**
- 2. The permit shall not be valid until an approved TABC Permit is issued to the applicant and a copy is submitted to the Director;**
- 3. The permit shall not become effective until a Certificate of Occupancy is received;**

4. Sprinkler coverage must be provided if occupancy load exceeds 100 or more people per 2009 International Building Code, Section 903.2.1.2;
5. All Environmental Health permitting requirements must be met; and
6. No live music shall be allowed on the property at any time.

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. In evaluating the impact of the proposed conditional use on surrounding properties, the Commission should consider the extent to which the use:

- is consistent with the policies of the Master Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in the neighborhood.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.

Prepared by:

Alison Brake

Planner

7/3/2012

Name

Title

Date

Byron D. Couch
203 Sierra Ridge Drive San Marcos, Texas 78666

512-757-1004

buckycouch@gmail.com

June 12, 2012

Mr. John Foreman
Planning Manager
City of San Marcos Texas

Re: CUP for #3 BPCC, Inc. D/B/A Cody's Bistro & Lounge

Dear John:

Enclosed is an application for a Conditional Use Permit (CUP) for a business we are planning to open later this year. I wanted to get this application into the City's Planning & Development Services queue so it can be considered at the July 10 Planning & Zoning scheduled meeting.

Please note: My wife (Pam) and I are in the last stages of the purchase process to acquire the retail center (690 Centerpoint Plaza) that will house the proposed *Cody's Bistro & Lounge*. The target closing date for the purchase is the week of June 25 upon our return from being out of the country on a family vacation.

We are proposing to convert an existing restaurant site (currently operating as Craig's Pizza) into a bistro and lounge concept. We will serve a light lunch menu and appetizers during the lunch hour and then offer appetizers for the evening hours. There will be no live music.

We are applying for a Mixed Use Beverage with this CUP and will be doing same with the TABC following approval of the CUP. Craig's currently has a Beer & Wine license.


The site is located off Centerpoint Road and IH 35, across from the Outlet Malls. As such, all the area is zoned commercial. The surrounding property behind the retail center is a very large tract of undeveloped land.

Our plan is to close on the retail center space week of June 25; obtain approval of this CUP at the July 10 P&Z; start the TABC application; make the necessary interior changes (using a contractor and going through the normal permit process); and plan to open for business in the late September or early October timeframe.

Please contact me should you have any questions.

Thanks!

Regards,


Bucky Couch

2012 JUN 13 AM 11 39



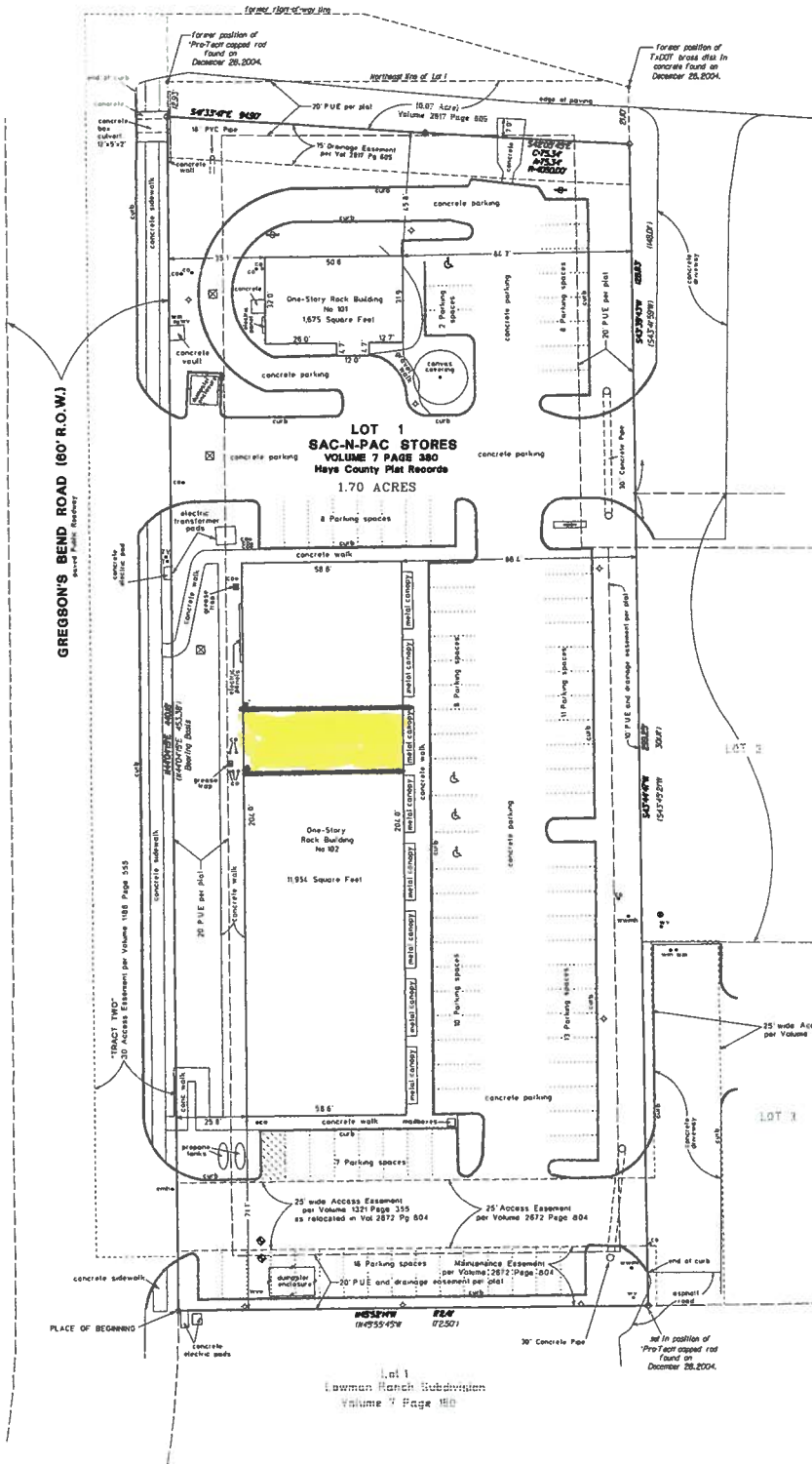
Approximate sq. ft = 2,396

CENTER POINT ROAD (ROW VARIES)
Hays Public Records

SCALE: 1" = 20'



GREGGSON'S BEND ROAD (80' R.O.W.)
Hays Public Records

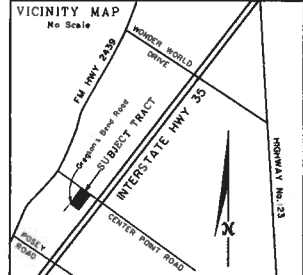


SURVEY MAP OF

TRACT 1:
LOT 1, SAC-N-PAC STORES, A SUBDIVISION IN HAYS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7
PAGE 380 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS,
LESS AND EXCEPT THAT CERTAIN 10.07 ACRE TRACT OF LAND
ABANDONED TO HAYS COUNTY IN JUDGMENT OF COURT IN ABSENCE OF
OBJECTION ENTERED ON OCTOBER 5, 2000 IN CAUSE NO. 8844-C,
PROCEEDINGS IN EMINENT DOMAIN, COUNTY COURT NO. 1,
HAYS COUNTY, TEXAS. A CERTIFIED COPY BEING RECORDED IN
VOLUME 2917 PAGE 605, OFFICIAL PUBLIC RECORDS, HAYS COUNTY,
TEXAS. see accompanying Field Note Description

TRACT 2:
EASEMENT ESTATE ONLY APPURTENANT TO LOT 1, AS CREATED AND
DESCRIBED IN ACCESS EASEMENT AND AGREEMENT DATED NOVEMBER 3,
1985, RECORDED IN VOLUME 1186 PAGE 555 OFFICIAL PUBLIC
RECORDS OF HAYS COUNTY, TEXAS.
(Now located within the right-of-way of Greggson's Bend Road)

PROPERTY ADDRESS IS 690 CENTER POINT ROAD.



Lot 1
Lawman Ranch Subdivision
Volume 7 Page 180

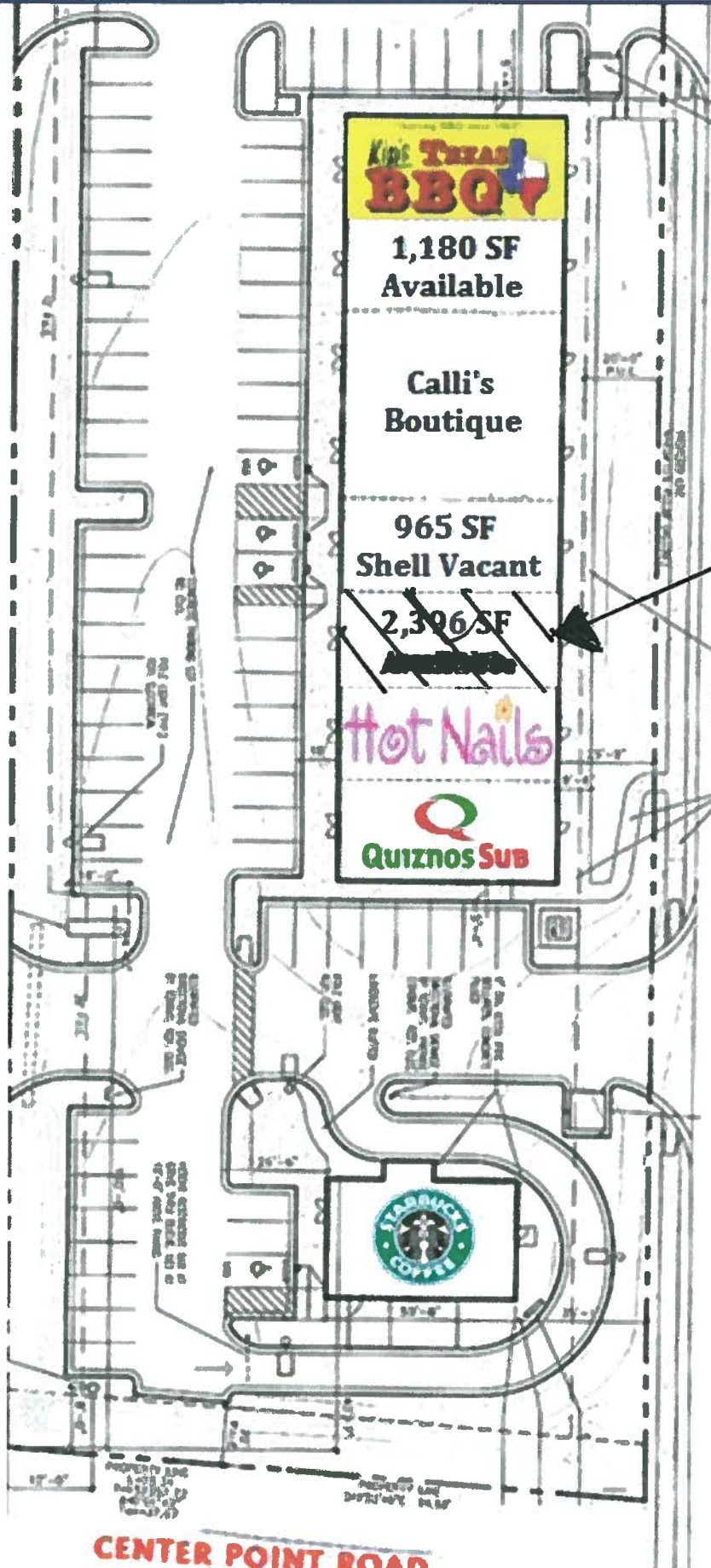
NOTES

1. This lot is subject to Restrictions of record in Volume 1186 Page 540 of the Official Public Records of Hays County, Texas.
2. This lot is subject to that certain non-exclusive Access Easement as described and reserved in item VI in Restrictions of record in Volume 1186 Page 540 of the Official Public Records of Hays County, Texas (non-photostatic).
3. No portion of the property is within a special flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 485555-0270, dated February 18, 1998.
4. There are currently 87 marked parking spaces on this property.
83 regular spaces and 4 handicap spaces.
2 spaces currently covered by a dumpster enclosure.
5. There was no visible evidence of a cemetery and/or burial ground observed during the course of this survey.

MAP REVISED: July 25, 2007.

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
(512) 442-0890





GREGSON'S BEND ROAD

CUP REQUEST

CENTER POINT ROAD